



PRD (Planned Residential Development) Fact Sheet

Purpose

To allow one or more properties to be developed with development standards tailored to the site, providing flexibility and diversification of lot sizes, protecting the integrity and character of residential uses in the County, encouraging efficient use of land and preservation of sensitive environmental and cultural features and allowing for effective development of public facilities and creative and imaginative design providing amenities beyond those seen in typical developments.

Development Standards are set as part of the PRD zoning. The following requirements must be provided to the Planning Department with the application

Minimum Lot area and width
Setbacks (minimum of 10 feet for single family detached units)
Maximum impervious surface ratio
Minimum and/or maximum building density and total number of residential units permitted, by type
Maximum structure heights
Off street and on street parking needs
Internal traffic calming strategies
Location and size of bufferyards/screening areas/tree save areas (minimum 20 foot buffer required along external road frontages and minimum 15 feet along external property boundaries)
Layout of lots, streets, and other infrastructure such as bicycle and pedestrian facilities
Street tree planting plan
Architectural design criteria
Location, size, and design of permanent signage
Location of open space areas (minimum 10% of the development to be set aside as open space)

Allowed Uses

- Single family dwellings
- Two family dwellings
- Townhomes
- Multi-family residential
- Accessory structures
- Ancillary dwellings
- Active recreation amenities such as golf clubs, recreation courts, pools, etc.

